



Notice of Historic Preservation Commission Decision Regarding the Pending Verdugo Woodlands Historic District

Why Are You Receiving this Notice?

On August 15, 2024, the Community Development Department (CDD) conducted a community forum and then the Historic Preservation Commission (HPC) held a public hearing to review an application submitted to the City by local residents to establish a historic district in part of the Verdugo Woodlands neighborhood. You're getting this notice because you own and/or live in a property inside, or within 500 feet of, the proposed boundary and we want you to know about HPC's decision.

HPC heard from people who were both for and against the proposal. The Commission found there's enough information in the application to suggest the area may meet the City's historic district requirements and voted unanimously to move the designation process forward. Under the Glendale Municipal Code (GMC 30.25.030), this means the area is now a Pending Historic District. No decision has been made about a final designation and there are many other steps before City Council's ultimate vote on the proposal, which will require at least four out of five Council Members to vote in favor. You will receive mailed notices about every opportunity for public comment as the designation process moves forward.

What is a Pending Historic District?

When an area is a pending historic district, there is a shift in how design review is conducted. The Historic District Design Guidelines replace the Comprehensive Design Guidelines used for the rest of the city. HPC replaces the Design Review Board for major projects, such as building a new house or adding a second story to a one-story house. As in non-historic areas, almost all projects are reviewed and approved at staff level, without a public hearing.

The reason for this shift is to make sure the historic character of a property and its surroundings is taken into account during design review. **Only the parts of a property that are visible from the street are subject to this historic review - interior projects and those that aren't visible from the street are not included.** If City Council ultimately designates the district, this process will continue so that the historic character of the area can be protected over time while still allowing people to make changes to their properties.

How Does this Affect My Property?

If you're not planning to do any exterior work that's visible from the street, nothing will change for you. Any interior or non-visible exterior work will be reviewed in the same way it is for properties outside of a district. If you do have a project, Planning Division staff will help you understand and follow the rules. Probably the biggest change in a district is that vinyl replacement windows can't be used at the front part of a house, but other energy-efficient windows that closely match the originals are allowed.

Next Public Meeting

On September 17, 2024, at 6:00 p.m., City Council will review authorizing a contract with a historic preservation consulting firm to conduct a Historic District Survey. This meeting is an opportunity for you to voice your support or opposition directly to City Council, though no final decision about the pending district will be made at this hearing. City Council also has the option to require circulating a petition to make sure the owners of at least 25% of the properties request a survey. The survey is a required part of the historic district designation process and will include a history of the neighborhood's development, analyze its overall historic character, and provide detailed survey forms for every property.

For More Information

The application for the proposed Verdugo Woodlands district contains a lot of information about the history of your neighborhood and why it may have significance in the development of Glendale. Below, you'll find information about future meetings, along with links to the district application, a map of the area, the Historic District Design Guidelines, a flowchart of the designation process, the Glendale Municipal Code, and the "Living with History" pamphlet, which offers information about historic districts in general:

<https://bit.ly/VerdugoWoodlands> or



Այս ծանուցումը Հայերեն կարդալու համար այցելե՛ք՝ <https://bit.ly/VerdugoWoodlands>

You can also contact CDD staff directly:

Jay Platt, Principal Planner: jplatt@glendaleca.gov or (818) 937-8155

Ani Mnatsakanyan, Planner: amnatsakanyan@glendaleca.gov or (818) 937-8185

Habr  una reuni n p blica para discutir un posible distrito hist rico en su  rea,
para hablar con alguien sobre esto, llame (818) 548-2140

더욱 자세한 내용은 전화 (818) 548-2140